



City of Carmel

CARMEL PLAN COMMISSION AGENDA

JULY 19, 2005

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

1h. Docket No. 05020037 DP/ADLS:

Providence at Old Meridian Phase 4 - Townhomes at Providence 2

The applicant seeks to construct 31 townhomes on 1.6 acres. The site is located at 11559 Old Meridian Street and is zoned OM-MU (Old Meridian - Mixed Use).
Filed by Jim Shinaver for Buckingham Companies.

2h. Docket No. 05020043 DP/ADLS: Barker Law Office

The applicant seeks to convert a residential lot and structure into a Law Office. The 0.25 acre site is located at 650 North Range Line Road and is zoned B5 (Business).
Filed by David J. Barker.

3h. Docket No. 05030024 PP: Sweet Charity Estates - Primary Plat

The applicant seeks to plat a residential subdivision of 22 lots on 38.68 acres±. The site is located at 1303 West 116th Street and is zoned S1/Residential.
Filed by Paul Reis of Drewry Simmons Vornehm, LLP.

- 4h. **05050060 PP and 05050062 SP: Blue Ridge Estates**
The applicant seeks approval to plat 3 lots on 5.99 acres with the following Subdivision Waiver:
05050061 SW: 06.03.19 Waiver to allow direct access to Shelborne Road for each lot (waiver from the requirement for a frontage place, alley, or other designated means of access).
The site is located at 12075 Shelborne Road and is zoned S1/Residential.
Filed by Mark Monroe for Michael Maloy.
- 5h. **Docket No. 05060011 DP/ADLS: Guilford Road Condominiums (Townhomes)**
The applicant seeks create an 8 townhome buildings containing a total of 37 units on 2.15 acres. The site is located at the SW corner of Main St. and Guilford Road and is zoned OM/MU (Old Meridian/Mixed Use).
Filed by Marc Monroe for Guilford Real Estate Partners, LLC.
- 6h. **Docket No. 05070002 OA: West Home Place Setback Amendment**
The applicant seeks to Amend the Zoning Ordinance, *Chapter 23E.09: West Home Place Commercial Corridor*, in order to reduce setback requirements.
Filed by the Carmel Department of Community Services.

I. Old Business:

- 1i. **Docket No. 05040027 DP/ADLS: West Carmel Center Office Park**
The applicant seeks to create 4 office buildings on approximately 6 acres±. The site is located southeast of Commerce Drive. and Carwinion Way. The site is zoned B-5.
Filed by Jack Lashenik of American Consulting, Inc. for Coastal Partners, LLC.
- 2i. **Docket No. 05040012 PP: Abney Glen**
The applicant seeks approval to plat 42 lots on 38.68 acres with the following Subdivision Waivers:
05040013 SW: 6.05.07 Dwellings facing thoroughfares
05040014 SW: 6.03.07 Cul-de-sacs
05050020 SW: 6.02 Suitability of land
The site is located at 11850 Shelborne Road and is zoned S1/Residential.
Filed by Paul Shoopman for Indiana Land Development Corp

- 3i. **Docket No. 05040026 DP/ADLS: Burford Office Park**
The applicant seeks approval to construct a 2 building office complex on 1.73 acres in conjunction with the following rezone:
Docket No. 05040028 Z: Burford Office Park
The applicant seeks to rezone 1.73 acres from R1 and R3 to B5. The site is located at 10430 Delaware St. N and is zoned R1 and R3, and is within the Home Place District Overlay Zone.
Filed by Jim Shinaver of Nelson and Frankenberger for Burford Properties, LLC.
- 4i. **Docket No. 05050005 PP: Yorktown Woods - Primary Plat**
The applicant seeks to plat a residential subdivision of 33 lots on 12.4 acres.
Docket No. 05050006 SW: 07.05.07 (2) – Woodlands
The applicant seeks to remove 44% percent of the existing young woodlands (ordinance permits only 30% clearing). The site is located S of Laura Visa Drive Stub/E of SR 431. The site is zoned R1/Residential.
Filed by Gary Merritt.

J. New Business:

- 1j. **Docket No. 05070003 ADLS Amend: Family Christian Store**
The applicant seeks approval of 3 wall signs and 1 illuminated window sign.
The site is located at 715 E Carmel Dr. It is zoned B-8/Business and is in the US 431 Overlay.
Filed by Randy Whiteman of North American Signs.

K. Adjournment